

City of Taylorsville
Planning Commission Meeting Minutes
October 25, 2016
Regular Session – 6:00 p.m.
2600 West Taylorsville Blvd – Council Chambers

Attendance:

Planning Commission

Anna Barbieri - Vice Chair
Lynette Wendel
Garl Fink
John Warnas
Noah Bater
Richard Morley
Don Quigley – Excused
Curt Cochran - Excused

City Staff

Mark McGrath – Director of Community Development
Matthew Taylor – Senior Planner
Jim Spung – Associate Planner
Stephanie Shelman – Deputy City Attorney
Jean Gallegos – Admin Assistant/Recorder

PUBLIC: Rhett McIlff (Code Enforcement)

WELCOME: **Commissioner Barbieri** assumed duties as Chair and opened the meeting at 6:00 p.m. 6:02:11

CONSENT AGENDA

1. Review/approval of Minutes for September 13, 2016 and October 11, 2016

Commissioner Barbieri asked for a motion regarding the Consent Agenda

MOTION: **Commissioner Fink** - I will make a motion for approval of the Consent Agenda consisting of the Minutes for September 13, 2016 and October 11, 2016.

SECOND: **Commissioner Morley**

VOTE: All commissioners present voted in favor. Motion passes unanimously.

DISCUSSION ITEM

2. 11Z16 - Discussion on Amendments to Residential Landscaping Standards Contained in the Taylorsville City Code and Specifically Chapter 13.24 – Landscaping Standards. (Matthew Taylor/Senior Planner) 6:04:45

2.1 **Mr. Taylor** offered a power point presentation regarding anticipated changes to improve the ordinance which included the following:

- **Terms:** (1) Landscaping: Combination of soft scape, pervious hardscape and impervious hardscape. (2) Soft scape: Vegetation. (3) Pervious hardscape: Rock stone, bark, pavers with ¼" separation. (4) Impervious hardscape: Concrete, asphalt.
- **Issue:** (1) The code is broad: (a) No max ratio defined for pervious hardscape (rock, stone, or bark chips) (b) Structural elements allowed. (2) Or, not broad enough? (a) No impervious elements allowed.
- **Issue – Lot Landscaping and Park Strips.** (1) Practical Considerations: (a) Clarity for planning and zoning enforcement. (b) Storm water. (2) Environmental: (a) Water conservation. (b) Urban heat generation. (c) Natural water filtration. (d) Noxious weed control. (3) Aesthetics.
- **Issue – Park Strip Trees.** (1) Practical Considerations: (a) Garbage pickup. (b) Sidewalk damage. (c) Inconsistent planting. (d) Property owner responsibility. (e) Storm water retention. (2) Environmental: (a) Water conservation. (b) Urban Heat Control. (3) Aesthetics.
- **Issue – Front Yard Parking.** (1) Side yard areas. (a) Fully paved required. (b) Gravel to be permitted? (i) Zoning expresses that it's burdensome. (ii) Ordinance inconsistent with past policy.
- **Objectives** - (1) Ordinance Clarification and Simplification. (2) Balance Property Rights and Community Goals. (3) Increase Fiscal and Environmental Sustainability. (4) Increase walkability (new General Plan goal).
- **General Plan Aesthetic Goals:**

Many of the streets located within Taylorsville are not visually attractive and often create harsh and uninviting spaces...

"Establish policies and development standards that require quality streetscape design and construction." "Design standards should also include street lighting and street trees that contribute to the character, quality and attractiveness to the City."

2.2 **Mr. Taylor** then opened it up for discussion amongst the Commissioners and suggested the following items for discussion: (1) What ratio of impervious/pervious hardscape without sacrificing objectives? (2) Will the standard be different between park strips and front yards, or the same? (3) Are some materials acceptable and others unacceptable? (4) Structural elements in park strip. (5) Street tree requirements.

2.3 **DISCUSSION:**

2.3.1 **Commissioner Fink** talked about a yard in his neighborhood that has artificial grass in place.

2.3.2 **Commissioner Morley**, who coaches football at Taylorsville High School added that they have the artificial grass on their playing field and has found it generates a lot of heat. He also advised that he was not in favor of using bark in landscaping areas, mostly due to the mess it creates.

- 2.3.3 **Ms. McLiff** commented that the community needs to make sure that there are enough trees in place because that helps keep the environment cooler.
- 2.3.4 **Commissioner Wendel** wanted to know if back yards would be addressed in this ordinance at all or if it was just going to be for park strips. **Mr. McGrath** said that the City has applied a 'hands off' approach to outlining how back yards should be landscaped. For one reason, it would be very difficult to enforce. **Commissioner Wendel** felt that guidance for the whole yard should be incorporated into this ordinance. (6:26:30)
- 2.3.5 **Mr. Taylor** said that the premise was to make the ordinance as general in nature as possible.
- 2.3.6 At this point, **Ms. McLiff** described the types of trees to be allowed in the park strip, adding that 4' wide park strips do not accommodate many types of trees. **Mr. McGrath** commented that the types of allowable trees should be identified and it is presently not in the ordinance.
- 2.3.7 **Commissioner Barbieri** wanted to keep the ordinance educational in nature and to describe what works with the sidewalks and landscaping. That most people when building a home do not know what can and what cannot be done in the park strip, so information relative to that would be very helpful.
- 2.3.8 **Commissioner Warnas** suggested setting up workshops to inform people as to what is okay and what is not okay. That way giving them better ideas on which way the City is leaning. He was in favor of softening the decision relative to this ordinance to better accommodate the neighbors/citizens of the City. He was also in favor of contacting other cities to see how well their programs are working and see if there are any ideas that would be helpful to Taylorsville.
- 2.3.9 **Commissioner Wendel** suggested making up a packet of information to be given to new home owners by the City, however, felt a better way to convey information would be on line.
- 2.3.10 **Commissioner Barbieri** agreed with that premise adding that perhaps links could be provided which give examples on line that citizens could easily access. 6:59:31 That if the Commission spends the time to create some good standards and good guidelines, there should be a way to force the hands of the City to get these standards in the hands of the home owners and the property owners of the rental units. She advised that there are creative and sure ways that can be done which will not cost the City a lot of money. She would like a commitment from the City that will get this information out to the people. She cited that 99% of the people would use the information and would put it to good use because they want to know if they put in a certain size tree that it will grow and they do want their properties to look nice. She wanted to make sure that everyone knows that the Commission is only concerned with improving everyone's property value and make the City beautiful. She suggested sending something out monthly with for instance the water bill to all residents or in a text message to everyone or have boy scouts put them on doors, etc.
- 2.3.11 **Ms. McLiff** explained that the City is using a little kinder, gentler approach to Code Enforcement now and that her Staff does put out door hangers for minor violations and **Commissioner Barbieri** strongly recommended an ordinance violation notice also accompany those to comply with Code.
- 2.3.12 **Ms. McLiff** asked for a definition on exactly what defines a noxious weed be included. Another problem for Code Enforcement is that no where in the ordinance does it say a property owner must water their lawn. She has done research which shows that the difference between watering and not watering a lawn averages out to about \$10.00 a month.
- 2.3.13 **Mr. Taylor** said in that vane that there also needs to be a definition for who is responsible for taking care of the weeds along a roadway. Also that trees can make a big difference in a street, which would support adding tree definitions.
- 2.3.14 **Commissioner Bater** added that as a home owner he likes to maintain his yard the best he can and that he would appreciate receiving a list of trees he can plant rather than focusing on the negative and saying what he cannot do. That as a citizen he did not want to be told what to do by the government. 7:39:01
- 2.3.15 **Commissioner Fink** said that there should be something added about parking along City streets, when it is and is not allowed and where. 7:43:50.
- 2.3.16 **Commissioner Warnas** asked if the City could be a little more firm with regard to rental properties. **Ms. McLiff** advised that the ordinance is not presently clear on what is and is not allowed. **Mr. McGrath** said that there is a provision in the existing Code that requires landlords to have a current business license for rentals and when they apply for a license Code Enforcement does an inspection on those properties. That is also the case each year when they renew. **Ms. McLiff** said that while that is true, Code Enforcement needs more clarity on what the guidelines are to more effectively carry out enforcement.
- 2.3.17 **Mr. Taylor** said that based on the comments he heard this evening he will prepare a draft ordinance for Planning Commission review and bring it back at a future date.

This item was for discussion only. No motion is required.

CITY COUNCIL MEETING DISCUSSION: Reports were given by **Commissioner Warnas** (Sept 21, 2016) 7:56:56 and **Commissioner Wendel** who said that Economic Development was the center of discussion. 7:59:00 She added that also discussed were the waste management report, political fund raising transparency issues and discussion about the UDOT project. **Mr. McGrath** announced that Salt Lake County has reached a decision regarding the new Performing Arts Center and that Taylorsville will be the recipient.

ADJOURNMENT: By motion of **Commissioner Warnas** the meeting was adjourned at 8:10 p.m.

Respectfully submitted by:

Jean Gallegos, Admin Asst/Recorder for the
Planning Commission

These Minutes were reviewed and approved in the meeting held November 8, 2016.